



Housing Authority of the City of Alameda

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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, APRIL 16, 2008

The Commission was called to order at 7:01 p.m. by Chair Gormley.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Kurrasch, Pratt, Schlueter and Chair Gormley.
Commissioner Balde arrived at 7:06 p.m.

Absent: Commissioner Ganley and Trujillo.

2. PRESENTATION

- 2-A. Presentation of Escrow Account Check to Family Self-Sufficiency Participant. Executive Director Michael Pucci described the Family Self-Sufficiency Program and how it began in 1995 to assist Section 8 program participants with job training and counseling. The objective is to help participants succeed on their own to eliminate their dependency on federally funded programs. The Housing Commission presented an escrow check to FSS participant, Ms. Jongjai Kazmierski. Mr. Pucci also introduced Franklin Rash, another successful graduate of the program. Mr. Rash explained how the program helped him get a better job and he is hoping to support his family without federal assistance.

Commissioner Kurrasch congratulated both recipients.

Chair Gormley said "well done" and wished them the very best.

3. CONSENT CALENDAR

Commissioner Kurrasch moved acceptance of the Consent Calendar. Commissioner Pratt seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

- *3-A. Minutes of the Housing Commission Regular Meeting held March 19, 2008. Minutes were accepted.

- *3-B. Budget Variance Report. This report was accepted.

- *3-C. Amending the Admissions and Continued Occupancy Policy and Section 8 Administrative Plan to Clarify the Implementation of the Violence Against Women Act. The revisions to the Admissions and Continued Occupancy Policy and Section 8 Administrative Plan to clarify the Housing Authority's implementation of VAWA was adopted.

4. AGENDA

- 4-A. Adopting Tobacco Smoke-Free Policy. Mr. Pucci explained that staff, members of the Commission, several Independence Plaza tenants, and representatives from the American Lung Association has been working to develop a smoke free policy for Independence Plaza. Mr. Pucci proceeded to read the smoke-free policy and stated the policy will be implemented through revisions of the rental agreement or lease of addendums and contracts on service of supplies (vendors). The policy will be phased-in and go into effect 90 days after notification of the smoke-free policy and no smoking signs will be posted. If the smoke-free policy is approved the 90 day notice will go out to all tenants, effective 90 days after date of the notice.

Commissioner Kurrasch reflected on last month's meeting regarding enforcement. He said the intent of the smoke-free policy is for health and the well-being of the property. He commended everyone involved and thanked them for having an open forum.

Chair Gormley described how the American Lung Association representative kept the committee up-to-date on other properties throughout the country becoming smoke-free.

Commissioner Pratt asked if we are the first in Alameda County to become smoke-free. The response was affirmative.

Chair Gormley introduced Kenneth Leung, the Independence Plaza resident that requested smoke-free housing. He applauded and thanked the Housing Commission, Executive Director and committee for making the smoke-free policy a success.

Chair Gormley thanked everyone especially Tanya Bursey, Housing Programs manager.

Commissioner Kurrasch moved that the Housing Commission approve a tobacco smoke-free policy, to be phased in starting with Independence Plaza. Commissioner Schlueter seconded. Motion carried unanimously.

- 4-B. Adopting New Procurement Policy. Mr. Pucci said HUD recently changed procurement requirements; as a result the Housing Authority Procurement Policy was updated to be in compliance with HUD regulations. The most substantial change is that small procurement is now \$100,000 or less, instead of \$75,000 or less. Mr. Pucci introduced Eileen Duffy, Administrative Operations manager, who explained more details.

Commissioner Schlueter asked about controls in splitting a project into two \$50,000 contracts. Ms. Duffy responded that is prohibited to split to deliberately go around the dollar amount.

Commissioner Schlueter moved the Housing Commission:

1. Certify that the Housing Authority's procurement system meets the standards under 24 CFR 85.36 and the essential requirements of HUD Procurement Handbook for Public Housing Agencies; and
2. Adopt a resolution for a new Housing Authority Procurement Policy.

Commissioner Kurrasch seconded. Motion carried unanimously.

- 4-C. Presentation on the Submission of Notice of Interest for North Housing Parcel Property for a Proposed 120-Unit Affordable Housing Complex. Mr. Pucci stated that the City issued a notice of interest for the north housing parcel located near Alameda Point. The parcel was old Navy housing called North Housing and the Navy transferred it to the Coast Guard. The Coast Guard occupied it for several years but no longer has a use for it. The Navy made the parcel available and, under the McKinney Act of 1988, homeless providers have the first opportunity to claim the property at a no-cost conveyance. The Housing Authority filed an application along with the Alameda Point Collaborative and Building Futures with Women and Children. The Alameda Point Collaborative runs several homeless programs at Alameda Point and Building Futures with Women and Children has a program that the Housing Authority assists and a homeless shelter. 120 units were identified on ten acres. The existing 120 units would be demolished because they are on a flood plain, they are not easily modified for handicap accessibility and there are other problems. The money used to rehabilitate the existing units would be better spent on new construction. This proposed new 120 unit project would be a green project including solar, community center and gardens.

Chair Gormley asked about the toxic ground waste. Mr. Pucci said there is some toxic ground that would be cleaned up before construction begins. Ms. Duffy described a benzyne plume and said the property selected misses almost all of it.

Commissioner Schlueter asked when construction would begin. Mr. Pucci described the details in acquiring the parcel and said it may take two years for the screening process.

Commissioner Pratt asked if the project cost included demolition of the existing buildings. Mr. Pucci said yes.

Commissioner Schlueter asked if the cost was in "today's dollars". Mr. Pucci responded yes.

Michael Torrey said the City's Restoration Advisory Board is monitoring the clean-up on the site and it is almost completed. He asked how many units would be handicap accessible. Mr. Pucci responded a minimum of 5% and Ms. Duffy referred him to the report which outlined the number of handicap units. Mr. Pucci went on to say the units are all adaptable and 10% are fully accessible.

This report was for information only.

5. ORAL COMMUNICATIONS

6. COMMISSIONER COMMUNICATIONS

Commissioner Kurrasch thanked Mr. Leung.

Commissioner Pratt thanked the FSS recipients for their hard work and wished them the best.

Chair Gormley discussed the City's Master Plan and working with the developer of Alameda Point.

Mr. Pucci asked if Gail Payne from Public Works could make a presentation at next month's Housing Commission meeting regarding the pedestrian plan. Mr. Pucci asked if a Commissioner would consider sitting on the Board of the Alameda Development Corporation. Commissioner Schlueter said he would discuss with Mr. Pucci.

7. ADJOURNMENT

There being no further discussion, Chair Gormley adjourned the meeting at 7:35 p.m.

Nancy W. Gormley, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary